

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

Housing Authority of the City of Rensselaer, NY

(ny033v01)

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Rensselaer, NY

PHA Number: NY033

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

PHA Plan Contact Information:

Name: Maragaret A. Weldon, Executive Director

Phone: (518)436-0230

TDD: NA

Email (if available): rha@global2000.net

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☒ Public Housing and Section 8 ☐ Section 8 Only ☐ Public Housing Only

Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Attachment <u>A</u> : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment <u>B</u> : Capital Fund Program Annual Statement	
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<input checked="" type="checkbox"/> Attachment <u>H</u> : Resident Membership on PHA Board or Governing Body	
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<input type="checkbox"/> Attachment <u> </u> : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) (Included in PHA Plan Text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment D: Capital Fund Program FY 2002 P & E Report	
Attachment E: Capital Fund Program FY 2001 P & E Report	
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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

This Section is left blank since it is optional.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

We have made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

- **Updated our Section 8 Administrative Plan to include a code of ethics**
- **Updated our Section 8 Administrative Plan to include current HUD Welfare Assistance language and definition**
- **Updated our Admissions and Continued Occupancy Policy to include current HUD Welfare Assistance language and definition**
- **Implementation of Community Service Requirements:**

The Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$212,398**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply)

<input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program - NA

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? NA

C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment ____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of New York)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

- The Housing Authority will continue to provide a drug free workplace.
- ③ The Housing Authority will continue to maintain and renovate its public housing units.
- ③ The Housing Authority will continue to provide accessible housing in the public housing program to persons with disabilities.
- ③ The Housing Authority will continue to market its public housing and Section 8 program to make families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of Rensselaer.
- ③ The Housing Authority will continue to apply its limited resources to the effective and efficient management and operation of public housing and Section 8 programs.

☒ Other: (list below)

- The Housing Authority Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
 - (1) Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
 - (2) To operate a socially and financially sound public housing agency that is violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
 - (3) To avoid concentrations of economically and socially deprived families in any of our public housing developments.
 - (4) Deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
 - (5) To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that is representative of the range of incomes of low income families in our jurisdiction.

- (6) To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.
- We have similar principles for our Section 8 program:
 - (1) To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.
 - (2) To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.
 - (3) To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.
 - (4) To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families.
 - (5) To attain and maintain a high level of standards and professionalism in our day to day management of all program components.
 - (6) To administer an efficient, high-performing agency through continuous improvement of the Housing Authority support systems and commitment to our employees and their development.

Our agency is part of the entire effort undertaken by the City of Rensselaer and the State of New York to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified in the Consolidated Plan, in accordance with our goals and objectives included in this Plan, we will try to address some of the identified need by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try and meet these identified needs.

This year we expect to continue to utilize the funds we receive for our existing programs to house people. We will be focusing on management improvements, modernization and increasing the number of owners willing to participate in our Section 8 program. Priorities and guidelines for programs often change from year to year and our decisions to

pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The New York State Consolidated Plan establishes three strategic objectives that are of equal importance and form the basis of New York State's strategy:

1. Preserve and increase the supply of decent, safe and affordable housing available to all low and moderate income households, and help identify and develop available resources to assist in the development of housing.

The need analysis describes a shortage of affordable housing units in New York State. By increasing the number of decent and affordable housing units, New York State will be addressing each of the housing problems: overcrowding, substandard units, and cost burden. The State plan includes the increase of the supply of decent and affordable housing by assisting in the financing of new construction, substantial rehabilitation, and conversion of previously nonresidential properties. While not specifically targeting funds in the Consolidated Plan for such programs, New York State believes it has a vested interest in the federal government's commitment to continue to provide resources for the operations, maintenance and preservation of Section 8 and public housing. The Consolidate Plan states: "The preservation of this irreplaceable low-income housing asset should remain a federal priority. Specifically, the federal government should maintain its commitment to rental assistance, preservation of housing eligible for mortgage prepayment and funding for operations, repairs, maintenance and modernization of public housing."

2. Improve the ability of low and moderate income New Yorkers to access rental and home-ownership opportunities.

Cost burden is identified as the most widespread of all the various housing problems by New Yorkers. Cost burden disproportionately affects New Yorkers with low and moderate incomes. Renters make up the substantial majority of households with cost burden.

The Consolidate Plan includes the provision of rental assistance where possible and also to providing home-ownership opportunities to low-income and minority households. State housing agencies are encouraged to apply for Section 8 program funding.

The Consolidated Plan notes that there are insufficient Federal and State capital subsidies to increase the supply of affordable housing to address the problems of all those with cost burdens.

Additional strategies include making mortgages available with below market interest rates to first-time home buyers and providing rehabilitation assistance to low-income homeowners.

3. Address the shelter, housing, and service needs of the homeless poor and others with special needs.

The Consolidated Plan reflects that the demand for housing and supportive assistance for the homeless far exceeds the supply; particularly, the frail elderly, disabled, and other segments of the Population requiring supportive living arrangements or services.

Among the programs to be utilized, are the various Section 8 programs.

The Consolidated Plan addresses Public Housing Resident Initiatives. The Plan states that “the State of New York does not directly own or administer Federal public housing. Therefore the requirements of this section of the Consolidated Plan do not apply to the State of New York.”

“The State does have a State public housing program as noted in the Needs Assessment. Tenant participation in the management of housing authorities is not only encouraged in this State, but mandated in New York’s Public Housing Law, which provides that authorities having a population under one million be composed of up to seven members, including two tenants elected by public housing residents. The underlying philosophy has been to ensure that tenants’ needs and concerns are effectively communicated to the governing body of the authority and, when necessary, to DHCR, as the supervising State agency.”

The use of the term “low and moderate income households” includes all households at or below 80 percent of median income. Extremely low-income households are included in this category which has been identified in the needs analysis as having the highest magnitude of housing problems.

The New York State Objectives respond to the purposes of the National Affordable Housing Act that are:

1. to help families not owning a home to save for a down payment for the purchase of a home;
2. to retain wherever feasible as housing affordable to low-income families those dwelling units produced for such purposes with Federal assistance;
3. to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of housing affordable to low-income and moderate-income families;
4. to expand and improve Federal rental assistance for very low-income families; and
5. to increase the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

In summary, the New York State Consolidated Plan strategies are consistent with and support the goals and objectives of the Housing Authority of the City of Rensselaer.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A

Housing Authority of the City of Rensselaer

Agency Plan

Fiscal Year Beginning 01/2003

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration/Income Mixing Documentation	(specify as needed) ACOP/Annual Plan Annual Plan ACOP/Annual Plan

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,000			
3	1408 Management Improvements				
4	1410 Administration	37,200			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	70,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	30,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	5,198			
21	Amount of Annual Grant: (sum of lines 2 – 20)	212,398			
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Rensselaer		Grant Type and Number Capital Fund Program Grant No: NY06P03350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations		Lump Sum					
	Vehicle			20,000				
	Subtotal Acct 1406			20,000				
HA Wide	Administration	1410	Lump Sum					
	Salaries/benefits for Modernization Coordinator			37,200				
	Subtotal Acct 1410			37,200				
HA Wide	Fees and Costs	1430	Lump Sum					
	A & E Fees; reimbursable costs			10,000				
	Subtotal Acct 1430			10,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Rensselaer		Grant Type and Number Capital Fund Program Grant No: NY06P03350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Site Improvements</u>	1450	Lump Sum					
	Landscaping			40,000				
	Subtotal Acct 1450			40,000				
	<u>Dwelling Structures</u>	1460						
NY033-1	Building 3 Hot Water System		Lump Sum	20,000				
NY033-1	Kitchen Renovations		Portion of 86 units	10,000				
HA Wide	Roof replacement		As needed	25,000				
NY033-2	Kitchen renovations		Portion of 60 units	15,000				
	Subtotal Acct 1460			70,000				
	Non Dwelling Structures	1470	Lump Sum					
NY033-2	Install Handicap Lift			30,000				
	Subtotal Acct 1470			30,000				
HA Wide	Contingency	1502						
	Contingency fund			5,198				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Rensselaer		Grant Type and Number Capital Fund Program Grant No: NY06P03350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1502			5,198				
	Grand Total			212,398				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Rensselaer		Grant Type and Number Capital Fund Program No: NY06P03350103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	12/31/04			12/31/06			
NY033-1	12/31/04			12/31/06			
NY033-2	12/31/04			12/31/06			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Rensselaer			Grant Type and Number Capital Fund Program No: NY06P03350103 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Attachment C

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name : Rensselaer Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 01/01/04	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 01/01/05	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 01/01/06	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 01/01/07
	Annual Statement				
HA Wide		64,800	56,600	56,600	212,398
NY033-1		66,994	115,000	51,000	0
NY033-2		80,604	40,798	104,798	0
CFP Funds Listed for 5-year planning		212,398	212,398	212,398	212,398
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : __ <u> 2 __</u> FFY Grant: 2004 PHA FY: 01/01/04			Activities for Year: __ <u> 3 __</u> FFY Grant: 2005 PHA FY: 01/01/05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Salaries	41,600	HA Wide	Salaries	41,600
Annual		Audit	1,200			
Statement		Architect/Advertising	10,000		Architect/Advertising	15,000
		Computer Upgrades	10,000			
		Maintenance Tools	2,000			
		Total HA Wide	64,800		Total HA Wide	56,600
	NY033-01	Add Handicap Unit	20,000			
		Landscaping	25,000	NY033-01	Bathroom Renovations	20,000
		Renovate Comm. Room	12,000		Kitchen Renovations	15,000
		Playground Upgrades	9,994		Heating Upgrades	80,000
		Total NY033-01	66,994			
	NY033-02	Retaining Walls	30,000		Total NY033-01	115,000
		Kitchen Renovations	20,000			
		Bathroom Renovations	20,000	NY033-02	Landscaping	10,000
		Exterior Doors	10,604		Sidewalk/wall repairs	20,000
		Total NY033-02	80,604		Bath/Kitch. Renovations	10,798
					Total NY033-02	40,798
Total CFP Estimated Cost			212,398			212,398

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u> 4 </u> FFY Grant: 2006 PHA FY: 01/01/06			Activities for Year: <u> 5 </u> FFY Grant: 2007 PHA FY: 01/01/07		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Salaries	41,600	HA Wide	Replacement Reserve	212,398
	Architect/Advertising	15,000			
	Total HA Wide	56,600			
NY033-01	Interior Renovations	30,000			
	Landscaping	10,000			
	Exterior Doors	11,000			
	Total NY033-01	51,000			
NY033-02	Asphalt Replacement	40,000			
	Stair/Landing replacement	30,000			
	Heating Upgrades	16,194			
	Interior Renovations	18,604			
	Total NY033-02	104,798			
Total CFP Estimated Cost		212,398			212,398

Attachment D

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	6,500		0	0
3	1408 Management Improvements	3,000		0	0
4	1410 Administration	37,200		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	59,000		0	0
10	1460 Dwelling Structures	59,500		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	3,000		0	0
13	1475 Nondwelling Equipment	16,804		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	4,394		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	212,398		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	2,000		0	0
26	Amount of line 21 Related to Energy Conservation Measures	20,000		0	0

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406						Planning
H A Wide	Floor stripper/buffing machine		Lump Sum	6,500		0	0	
	Subtotal Acct 1406			6,500		0	0	
	Management Improvements	1408						Planning
NY033-01	Office/Maintenance Renovations		Lump Sum	3,000		0	0	
	Subtotal Acct 1408			3,000		0	0	
	Administration	1410						Planning
HA Wide	Mod coordinator salary		Lump Sum	31,200		0	0	
	Inspection salary (HA Staff)		Lump Sum	6,000		0	0	
	Subtotal Acct 1410			37,200		0	0	
HA Wide	Fees and Costs	1430						Planning
	A & E Fees; reimbursable costs; advertising costs; consultant fees		Lump Sum	23,000		0	0	
	Subtotal Acct 1430			23,000		0	0	
HA Wide	Site Improvements	1450						Planning
	Replace deteriorated concrete		Lump Sum	18,000		0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace/repair retaining walls		Lump Sum	41,000		0	0	
	Subtotal Acct 1450			59,000		0	0	
	Dwelling Structures	1460						
NY033-01	Window replacement (portion of funds required)		86 units	20,000		0	0	Preparing Bid Docs
HA Wide	Upgrade emergency exit lighting as required		Lump Sum	2,000		0	0	Planning
NY033-02	Re-locate Dryer hook ups		55 units	11,000		0	0	Planning
NY033-02	Replace exterior/interior doors		60 units	18,000		0	0	Planning
NY033-01	Heat/Air system for office		Lump Sum	8,500		0	0	Planning
	Subtotal Acct 1460			59,500		0	0	
NY033-02	Non Dwelling Structures	1470						

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Rensselaer, NY		Grant Type and Number Capital Fund Program Grant No: NY06P03350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Community Room renovations		Lump Sum	3,000		0	0	Planning
	Subtotal Acct 1470			3,000		0	0	
	Non Dwelling Equipment	1475						Planning
NY033-01	Playground Equipment/upgrades		Lump Sum	16,804		0	0	
	Subtotal Acct 1475			16,804		0	0	
HA Wide	Contingency	1502						
	Contingency fund			4,394		0	0	
	Subtotal Acct 1502			4,394		0	0	
	Grand Total			212,398		0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Rensselaer Housing Authority	Grant Type and Number Capital Fund Program No: NY06P03350102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Attachment E

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RENSSELAER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P03350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 <input type="checkbox"/>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000	0		
3	1408 Management Improvements	7,504	7,504	0	0
4	1410 Administration	25,000	25,000	0	0
5	1411 Audit	900	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	3,000	2,277	0
8	1440 Site Acquisition				
9	1450 Site Improvement	63,000	100,000	0	0
10	1460 Dwelling Structures	124,000	126,900	2,000	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	22,000	20,000	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	282,404	282,404	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RENSSELAER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P03350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 <input type="checkbox"/>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	Lump Sum					
	Replace Maintenance Truck/Plow			30,000	0			Deleted
	Subtotal Acct 1406			30,000	0			
HA Wide	Management Improvements	1408	Lump Sum					
	Office/Maintenance Renovations			7,504	7,504	0	0	Planning
	Subtotal Acct 1408			7,504	7,504	0	0	
HA Wide	Administration	1410	Lump Sum					
	Mod. Coordinator Salary			25,000	25,000	0	0	Planning
	Subtotal Acct 1410			25,000	25,000	0	0	
HA Wide	Audit	1411	Lump Sum					
	Audit			900	0			Deleted
	Subtotal Acct 1411			900	0			
HA Wide	Fees and Costs		Lump Sum					
	Architect/Advertising	1430		10,000	3,000	2,277	0	In progress

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1430			10,000	3,000	2,277	0	
	Site Improvements	1450						
HA Wide	Landscaping		Lump Sum	30,000	67,000	0	0	Planning
NY033-002	Correct drainage-B'way & 1 st St.		Lump Sum	25,000	25,000	0	0	Planning
NY033-002	Repave Parking Areas		Lump Sum	8,000	8,000	0	0	Planning
	Subtotal Acct 1450			63,000	100,000	0	0	
	Dwelling Structures	1460						
NY033-001	Bathroom Renovations			35,000	35,000	0	0	Planning
NY033-001	Window Replacements			40,000	40,000	0	0	Planning
NY033-002	Roof Replacement		Lump Sum	24,000	24,000	0	0	Planning
NY033-001	Building 3A & 3B Remove Solar Panels and Replace Roof			25,000	25,900	0	0	Planning
NY033-1	Replace condensing unit		Lump Sum	0	2,000	2,000	0	complete
	Subtotal Acct 1460			124,000	126,900	2,000	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Contingency</u>	1502						
HA Wide	Contingency Fund			22,000	20,000	0	0	Planning
	Subtotal Acct 1502			22,000	20,000	0	0	
	Grand Total			282,404	282,404	4,277	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program No: NY06P03350101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	12/31/02			06/30/04			
NY033-001	12/31/02			06/30/04			
NY033-002	12/31/02			06/30/04			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Rensselaer Housing Authority			Grant Type and Number Capital Fund Program No: NY06P03350101 Replacement Housing Factor No:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Attachment F

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RENSSELAER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P03350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	53,290		53,290	53,290
3	1408 Management Improvements	2,500		0	0
4	1410 Administration	25,000		12,500	5,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000		20,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	56,510		14,010	0
10	1460 Dwelling Structures	88,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	25,000		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,584		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	277,884		99,800	58,290
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RENSSELAER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P03350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	Lump Sum					Complete
	P H Operations			53,290		53,290	53,290	
	Subtotal Acct 1406			53,290		53,290	53,290	
HA Wide	Management Improvements	1408	Lump Sum					Planning
	Computer equipment			2,500		0	0	
	Subtotal Acct 1408			2,500		0	0	
HA Wide	Administration	1410	Lump Sum					
	Mod Coordinator salary			25,000		12,500	5,000	In Progress
	Subtotal Acct 1410			25,000		12,500	5,000	
HA Wide	Fees and Costs	1430	Lump Sum					In Progress
	Architect, Advertising			20,000		20,000	0	
	Subtotal Acct 1430			20,000		20,000	0	
NY033-01	Site Improvements	1450	Lump Sum					
	Replace deteriorating concrete			14,100		6,100	0	In Progress
	Blacktop/restripe parking areas			7,910		7,910	0	In Progress
	Replace retaining walls			34,500		0	0	Planning

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Rensselaer Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P03350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1450			56,510		14,010	0	
	Dwelling Structures	1460						
NY033-1	Replace windows		86 units	88,000		0	0	Preparing Bid Docs
	Subtotal Acct 1460			88,000		0	0	
	Dwelling Equipment	1465.1						Planning
NY033-02	Replace uncovered fixtures-install fans			25,000		0	0	
	Subtotal Acct 1465.1			25,000		0	0	
	Non Dwelling Equipment	1475						Planning
NY033-01/02	Fencing / playground equipment			7,584		0	0	
	Subtotal Acct 1475			7,584		0	0	
	Grand Total			277,884		99,800	58,290	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Rensselaer Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P03350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: RENSSELAER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NY06P03350100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY033-001	9/30/02			09/30/03			
NY033-002	9/30/02			09/30/03			
HA Wide							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: RENSSELAER HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: NY06P03350100 Replacement Housing Factor No:				Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

CIAP BUDGET/PROGRESS REPORT Attachment G
Part 1: Summary
 Comprehensive Improvement Assistance Program (CIAP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp4/30/2004)

HA Name RENSSELAER HOUSING AUTHORITY		Modernization Project Number NY06 P033 911-99		FFY of Grant Approval 1999	
Original CIAP Budget		Revised CIAP Budget/Revision Number _____		Progress Report for period ending <u>06/30/02</u>	
Line No.		Summary by Development Account		Final Progress Report	
		Total Funds Approved		Total Funds	
		Original Revised		Obligated Expended	
1.	Total Non-CIAP Funds				
2.	1406 Operations (may not exceed 10% of line 16)				
3.	1408 Management Improvements				
4.	1410 Administration		20,000.00	20,000.00	20,000.00
5.	1415 Liquidated Damages				
6.	1430 Fees and Costs				
7.	1440 Site Acquisition				
8.	1450 Site Improvements		61,550.00	61,550.00	61,550.00
9.	1460 Dwelling Structures		104,293.50	104,293.50	90,873.50
10.	1465.1 Dwelling Equipment - Nonexpendable				
11.	1470 Nondwelling Structures		54,628.16	54,628.16	53,098.16
12.	1475 Nondwelling Equipment		10,612.00	10,612.00	10,612.00
13.	1485 Demolition				
14.	1495.1 Relocation Cost				
15.	1498 Mod Used for Development				
16.	Amount of CIAP Grant (sum of lines 2-14)		251.083.66	251.083.66	229,253.66
17.	Amount of line 16 Related to LBP Activities				
18.	Amount of line 16 Related to Security				

19.	Amount of line 16 Related to Section 504 Compliance				
20.	Amount of line 16 Related to Energy Conservation Measures				

Signature of Executive Director and Date Date (mm/dd/yyyy)	HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50)
	Signature of Director, Office of Public Housing/ONAP Administrator Date (mm/dd/yyyy) X

CIAP Budget/Progress Report

Part II: Supporting Pages

Comprehensive Improvement Assistance Program (CIAP)

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
PHA wide	Modernization Coordinator	1410	20,000.00			20,000.00	20,000.00
NY033-1	replace upper access road/truck pad w/concrete wall	1450	43,725.00			43,725.00	43,725.00
NY033-2	tree trimming/removal	1450	2,000.00			2,000.00	2,000.00
NY033-1	repave existing basketball court/playground area	1450	6,880.00			6,880.00	0
NY033-1	install 86 GFI receptacles in 86 apartments	1450	8,945.00			8,945.00	8,945.00
NY033-2	replace foof 1487-1499 First Street	1460	9,925.00			9,925.00	9,925.00
NY033-1	replace roofs (buildings 1A & 6A)	1460	21,892.50			21,892.50	21,892.50
NY033-1	replace deteriorated bathroom floors	1460	7,700.00			7,700.00	0
NY033-1	replace roofs (buildings 1B, 4A, 4B, 6B)	1460	40,348.00			40,348.00	40,348.00
NY033-1	replace/repair existing clean out drains/plumbing (buildings 2B, 3, 4B, 5)	1460	5,720.00			5,720.00	0
NY0331	update hot water boilers (buildings 1B & 4B)	1460	18,708.00			18,708.00	18,708.00
NY033-1	replace skylights in community room (1 broken, 2 leaking)	1470	1,530.00			1,530.00	0
NY033-1	build second location trash facility	1470	38,562.50			38,562.50	38,562.50
	replace condensing units/vent for office/community room/gym						

Small PHA Plan Update

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HUD 50075

Expires: 03/31/2002

NY033-1	replace deteriorated sidewalks	1470	4,000.00			4,000.00	4,000.00
NY033-2	replace/repair deteriorated stairs 1556-1558 Broadway	1470	6,200.00			6,200.00	6,200.00
NY033-2	purchase playground equipment	1470	4,335.66			4,335.66	4,335.66
NY033-1	Totals	1475	10,612.00			10,612.00	10,612.00
			251,083.66			251,083.66	229,253.66

CIAP Budget/Progress Report

Housing

U.S. Department of

Part III: Implementation Schedule

and Urban Development

Comprehensive Improvement Assistance Program (CIAP)

Office of Public and Indian Housing

Development Number	First Architect/Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach Explanation)	Actual	Original	Revised (Attach Explanation)	Actual	Original	Revised (Attach explanation)	Actual
NY033-1	12/31/1999			3/31/2002		3/31/2002	9/30/2002		
NY033-2	12/31/1999			3/31/2002		3/31/2002	9/30/2002		

Attachment H
Housing Authority of the City of Rensselaer
Agency Plan
Fiscal Year Beginning 01/2003

Required Attachment: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Shirley Alcombright

B. How was the resident board member selected: (select one)?

- ☒ Elected
☐ Appointed

C. The term of appointment is (include the date term expires): two year term expiring 09/30/03

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **NA**

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: 01/31/03

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Mark Pratt

Attachment I

Housing Authority of the City of Rensselaer

Agency Plan

Fiscal Year Beginning 01/2003

Required Attachment: Membership of the Resident Advisory Board or Boards

- i. List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Rensselaer Housing Authority has a resident organization called the Neighbors Pulling Together. The officers also serve as the Resident Advisory Board.

Nancy Evans, President

Shirley Alcombright, Vice President

Marianne Ogren, Treasurer

Attachment J

Housing Authority of the City of Rensselaer

Agency Plan

Fiscal Year Beginning 01/2003

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
NY033-2	60 units	See Below	See Below

The Housing Authority of the City of Rensselaer has two public housing developments.

NY033-2 contains 60 units and is the most recently constructed development. This development has an average income at 118% of the average incomes of both developments. This development was within the range at the last analysis. Resident incomes have increased substantially due to the current number of working families and families at the Flat Rent rate. There is little turnover at this development.

It should be noted that both public housing developments are significantly below 30% the area median income. Under current HUD guidelines, the Housing Authority is exempt from the deconcentration requirements.

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

10.4 DECONCENTRATION POLICY

It is the Rensselaer Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Rensselaer Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 Deconcentration Incentives

The Rensselaer Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

10.6 Offer of a Unit

When the Rensselaer Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The Rensselaer Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the

date the letter was mailed to contact the Rensselaer Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Rensselaer Housing Authority will send the family a letter documenting the offer and the rejection.

10.7 Rejection of Unit

If in making the offer to the family the Rensselaer Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Rensselaer Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.